

**Grantee: Lansing, MI**

**Grant: B-08-MN-26-0007**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-26-0007

**Obligation Date:**

03/30/2009

**Grantee Name:**

Lansing, MI

**Award Date:****Grant Amount:**

\$5,992,160.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Dorothy Boone

**Disasters:****Declaration Number**

NSP

**Plan Description:**

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007 and has continued to rise through 2008. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Eight areas of the city have seen a concentration of subprime lending and foreclosure activity. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

**Recovery Needs:**

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolition of vacant blighted housing units or substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$6,192,160.00

**Total CDBG Program Funds Budgeted**

N/A

\$5,992,160.00

**Program Funds Drawdown**

\$329,128.54

\$329,128.54

**Obligated CDBG DR Funds**

\$3,212,216.00

\$3,212,216.00

**Expended CDBG DR Funds**

\$658,403.11

\$736,705.52

**Match Contributed**

\$0.00

\$267,000.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	98.097%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$21,721.97
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Acquisition activity continued to be the top priority this quarter. Key secondary activities, especially rehabilitation and demolition, are dependent on completing acquisition first. Twenty units were acquired or in process of acquisition during the quarter. This brings to 63 the total acquired or in process for NSP activities so far. (Two of these were purchased with other funds - not NSP funded purchases.)

Sources of acquisition include tax foreclosed properties, HUD-held and REO properties held by various lenders, including Fannie Mae. Most REO acquisitions to date have been through Building Blocks Non-Profit Housing Corporation via First Look. A bundle of REO properties was purchased this quarter from a local community bank. Acquisition prices to date (not including closing costs) average 37% of appraised values. This amounts to an average purchase price discount of 63%. Discounts range from 3.85% to 100% for individual properties.

Acquisition procedures include documentation of foreclosure status, appraisal and State Historic Preservation Office reviews for properties more than 50 years old. No occupied structures have been acquired. A few acquisitions have been delayed until the foreclosure is complete pursuant to Michigan law.

Acquisition is now more than 70% complete. Of the 85 units projected for acquisition with NSP funds, 61 were purchased or in process for purchase at the end of the quarter. Nearly half of grant funds allocated for acquisition have been spent or committed for purchases (although not drawn down during the quarter.)

Acquisition will continue to be the highest priority until it is completed. However, activity is accelerating related to hazardous materials and lead assessment, preparation of specifications for rehabilitation and bid letting.

During the quarter, 16 more properties were identified for demolition, three more were selected for rehabilitation and resale and four more were selected for rehabilitation for occupancy by homeless families.

Contracts have been executed for appraisals, for architectural services for rehabilitation of the neighborhood empowerment center and for new home construction. Architectural plans and specifications are in progress for the rehabilitation work to be done for the Neighborhood Empowerment Center. To date, 54 appraisals have been completed and 11 more were in process at the end of the quarter. Bids have been solicited and contract executed for hazardous materials assessments and demolition of foreclosed vacant properties that cannot be rehabilitated.

Architectural plans and specifications have been completed for a new, energy efficient, universal design home which will be built on an infill lot formerly occupied by a vacant blighted foreclosed home. Construction will not begin until weather permits in spring 2010.

Rehabilitation work has started on two properties which were both about 40% complete at the end of December. Plans and specifications were completed for one rehabilitation project that had not yet started at the end of the quarter. To date, nine blower door tests and six lead assessments have been completed in preparation for rehabilitation projects.

Assessments for hazardous materials were completed or in progress for 16 units planned for demolition. Bids were let for demolition of 18 units and deconstruction of one unit. One unit in the flood plain had been demolished. Altogether, to date, five units identified for demolition are in the 100 year flood plain.

No homeowners have been assisted to date. Buyers recruited by Greater Lansing Housing Coalition dropped out before finalizing their purchase. Buyers continue to be interested in the City's down payment assistance, but HOME funds were used because all have qualified at or below 80% of area median income. Near the end of the quarter, the City of Lansing began to recruit buyers directly and attempt to interest them in using NSP assistance for homeowner purchase rehabilitation projects.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, PSH-Development Project Bucket	\$0.00	\$1,500,000.00	\$0.00
2-1, Library Rehabilitation	\$0.00	\$500,000.00	\$0.00
3-1, GLHC HPR Bucket	\$0.00	\$400,000.00	\$0.00
4-1, Demo Bucket	\$0.00	\$300,000.00	\$0.00
5-1, ADR Bucket	\$0.00	\$800,000.00	\$0.00
6-1, New Construction Bucket	\$0.00	\$250,000.00	\$0.00
7-1, Down Payment Assistance Bucket	\$0.00	\$90,000.00	\$0.00
8-1, Land Bank Acquisition, Disposition, Maintenance Bucket	\$301,591.23	\$1,552,944.00	\$301,591.23
9, Administration	\$27,537.31	\$599,216.00	\$27,537.31
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

## Activities

<b>Grantee Activity Number:</b>	<b>1</b>
<b>Activity Title:</b>	<b>Permanent Supportive Housing Development</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1-1

**Project Title:**

PSH-Development Project Bucket

**Projected Start Date:**

12/01/2008

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

OCOF

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$600,000.00	\$600,000.00
<b>Expended CDBG DR Funds</b>	\$79,704.20	\$79,704.20
OCOF	\$79,704.20	\$79,704.20
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

**Location Description:**

NSP eligible block group

**Activity Progress Narrative:**

Of the fifteen units planned for rehabilitation and reuse as supportive housing for homeless families, eight units have been acquired to date (four of these were added during this reporting period.) Units are screened for selection based on their suitability for large families, which is the target population to be served by this activity. Factors for selection include unit size (3-4 bedrooms), adequate indoor and outdoor play area for children, adequate bathrooms to serve large families and convenient location related to bus lines, schools and child care facilities.

At the end of the reporting period, construction was about 40% complete at the first unit. This home is expected to be finished and ready for occupancy by the end of February 2010. Draft rehabilitation specifications were completed and ready for review for the second unit that is scheduled for bid next quarter. Blower door tests and lead paint assessments were completed for three more units in preparation for the development of specifications for rehabilitation. Tenant recruitment for supportive housing units has begun in cooperation with the Greater Lansing Homeless Resolution Network, the local Continuum of Care planning body.

Program funds were expended for acquisition, site maintenance and some construction. Expenditures for rehabilitation lag behind construction progress due to the time required for invoicing, inspection and processing payments.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	4	0/0	0/0	8/15
<b># of housing units</b>	0	0	4	0/0	0/0	8/15

# of Households benefitting	4	0	4	8/15	0/0	8/15
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Activity Locations

Address	City	State	Zip
1101 Climax	Lansing	NA	48912-
4000 Stillwell	Lansing	NA	48911-
1216 W. Ottawa	Lansing	NA	48915-
1216 W. Ionia	Lansing	NA	48915-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>2</b>
<b>Activity Title:</b>	<b>Rehabilitation of former Library</b>

**Activity Category:**

Rehabilitation/reconstruction of public facilities

**Activity Status:**

Planned

**Project Number:**

2-1

**Project Title:**

Library Rehabilitation

**Projected Start Date:**

03/01/2009

**Projected End Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

GLHC

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$267,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

**Location Description:**

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

**Activity Progress Narrative:**

The Greater Lansing Housing Coalition (GLHC) acquired the former Michigan School for the Blind library building for use as a neighborhood Empowerment Center. Architectural firm Hobbs + Black worked on developing plans and specifications for rehab of the building. The Neighborhood Empowerment Center is located in the Comstock neighborhood where the average income is 43.78% of the area median income. This NSP target area has been hard hit by foreclosure. The Center will offer resources for housing and will include Head Start classrooms. The former School for the Blind library building was originally constructed in 1967. The facility will be rehabilitated for the same type of use for which it was originally designed, with no addition to the size of the structure or disturbance of previously undisturbed grounds. The City has conducted an analysis of environmental factors affecting the project and determined it to be categorically excluded under 24 CFR 58.35(a)(1).

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Public Facilities</b>	0	0	0	0/0	0/0	2/1
<b># of Non-business Organizations</b>	0	0	0	0/0	0/0	2/2
<b># of Persons benefitting</b>	0	0	0	7000/3000	5000/2000	12000/5000

Activity Locations

Address	City	State	Zip
1100 N Pine	Lansing	NA	48906

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Homeowner Purchase Rehabilitation (HPR)</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

3-1

**Project Title:**

GLHC HPR Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

GLHC

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

**Location Description:**

Southwest Lansing or any NSP eligible block group.

**Activity Progress Narrative:**

Two buyers identified by the Greater Lansing Housing Coalition (GLHC) who were considering acquiring and rehabilitating NSP properties withdrew before finalizing their purchases. The projects would have been feasible, however buyers were wary of investing in acquisition and rehabilitation in the current uncertain housing market. GLHC has invested considerable staff time in promoting this activity without generating revenue from a completed project to compensate for that expense. During the quarter, the City of Lansing began recruiting buyers on its own, however none were found who were interested in starting a rehabilitation project prior to the holidays. Recruitment will resume next quarter. The federal home purchase tax credit will be emphasized in marketing as an added incentive for buyers to make their purchases before it expires in April. Homeownership counselors are under contract to assist buyers in evaluating their prospective investment.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/8
<b># of Households benefitting</b>	0	0	0	0/0	0/8	0/8

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>4</b>
<b>Activity Title:</b>	<b>Demolition of blighted property</b>

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

4-1

**Project Title:**

Demo Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICLB

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$258,000.00	\$258,000.00
<b>Expended CDBG DR Funds</b>	\$21,601.04	\$21,601.04
ICLB	\$21,601.04	\$21,601.04
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolition of blighted property that is not feasible for rehabilitation.

**Location Description:**

Homes in 100 year flood plain or any NSP target area.

**Activity Progress Narrative:**

The goal for this activity is to demolish 60 units. To date 44 units have been identified for demolition (more than 70% of the planned total.) Seventeen units were added this quarter. Hazardous material surveys have been completed for 16 properties, 15 of them in this quarter. Bids were let for demolition of 18 units and deconstruction of one unit. One unit has been demolished to date. This occurred during the reporting period. The first demolition was located in the 100 year flood plain. Four more units planned for demolition to date are located on property in the flood plain.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	28/60
<b># of housing units</b>	0	0	1	0/0	0/0	29/0
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Public Facilities</b>	0	0	0	0/0	0/0	0/0
<b># of Businesses</b>	0	0	0	0/0	0/0	0/0
<b># of Non-business Organizations</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
721 Johnson	Lansing	NA	48906-
1512 E. Kalamazoo	Lansing	NA	48912-
912 Dakin	Lansing	NA	48912-
832 E. Shiawassee	Lansing	NA	48912-
833 Fayette	Lansing	NA	48910-
839 E Saginaw	Lansing	NA	48906-
1103 Regent	Lansing	NA	48912-
1614 Bailey	Lansing	NA	48910-
1112 Farrand	Lansing	NA	48906-
1241 Bensch	Lansing	NA	48910-
1811 W. Main	Lansing	NA	48915-
2611Fielding	Lansing	NA	48911-
713 S. Foster	Lansing	NA	48912-
921 E. Saginaw	Lansing	NA	48906-
711 N Pennsylvania	Lansing	NA	48906-
1037 Greenwood	Lansing	NA	48915-
614 Avon	Lansing	NA	48910-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>5</b>
<b>Activity Title:</b>	<b>Acquisition, Rehabilitation and Resale (ADR)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

5-1

**Project Title:**

ADR Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICLB

**Overall**
**Oct 1 thru Dec 31, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$800,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$630,000.00	\$630,000.00
<b>Expended CDBG DR Funds</b>	\$7,378.49	\$7,378.49
ICLB	\$7,378.49	\$7,378.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

**Location Description:**

NSP eligible areas.

**Activity Progress Narrative:**

A total of 12 properties have been selected for rehabilitation to date including three that were identified during this quarter, two in Southwest Lansing NSP target area and one in Comstock. This exceeds our goal of rehabilitating at least 10 properties for sale to home buyers. If necessary, unused funds will be reallocated from Activity 3, Homeowner Purchase Rehabilitation, to complete the two additional properties. Rehabilitation work was started for one property which is expected to be finished in early February. Blower door tests were completed for three additional properties and lead assessment was done for one. Specifications are in progress for three properties. Bids are scheduled to be let for these properties during the next quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	12/10
# of housing units	0	0	3	0/0	0/0	12/10
# of Households benefitting	0	3	3	0/0	3/10	12/10

**Activity Locations**

Address	City	State	Zip
3620 Berwick	Lansing	NA	48911-

516 W. Grand River	Lansing	NA	48906-
4321 Stillwell	Lansing	NA	48911-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>6</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

6-1

**Project Title:**

New Construction Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICLB

**Overall**
**Oct 1 thru Dec 31, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$125,000.00	\$125,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Infill Construction of new housing for sale to NSP eligible home buyers.

**Location Description:**

Comstock Area, Oak Park Area or Prudden Area

**Activity Progress Narrative:**

Architectural plans were reviewed and approved for a single family home to be constructed at 5221 Hughes Rd. on a lot formerly occupied by a blighted property acquired from HUD for \$1. The new replacement home will have 3 bedrooms and 2 baths and will meet 5-star energy efficiency standards. It will also meet universal design standards and be adaptable to accommodate mobility impaired occupants. The plans incorporate passive solar heat. Marketing to LMMI home buyers has already begun. Construction will start in the spring as weather permits. The goal is to complete two new homes. One additional site remains to be selected for construction of a new home.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** 7

**Activity Title:** Down Payment Assistance (DPA)

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Planned

**Project Number:**

7-1

**Project Title:**

Down Payment Assistance Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Lansing

#### Overall

#### Oct 1 thru Dec 31, 2009

#### To Date

Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

#### Location Description:

NSP eligible priority areas.

#### Activity Progress Narrative:

No home buyer assistance loans were made this quarter using NSP funds. Eight home buyers were assisted with HOME funds because they qualified with income at or below 80% of AMI. It is anticipated that NSP buyer assistance funds will be used to assist buyers purchasing homes that were constructed or rehabilitated with NSP funds. This will occur when homes are completed and ready for the market in spring and summer 2010.

Home ownership counselors have been selected and are under contract to provide the 8 hours of counseling required for NSP home buyers.

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$200,000.00
Total Other Funding Sources	\$200,000.00

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<b>Grantee Activity Number:</b>	<b>8</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

8-1

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Bank Acquisition, Disposition, Maintenance Bucket

**Projected End Date:**

03/01/2019

**Responsible Organization:**

ICLB

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,552,944.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,552,944.00
<b>Program Funds Drawdown</b>	\$301,591.23	\$301,591.23
<b>Obligated CDBG DR Funds</b>	\$1,000,000.00	\$1,000,000.00
<b>Expended CDBG DR Funds</b>	\$549,719.38	\$606,299.82
ICLB	\$549,719.38	\$606,299.82
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

**Location Description:**

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urandale, Potter Walsh and Southwest Lansing.

**Activity Progress Narrative:**

Acquisition related activity continued at an active pace during the reporting period. 20 properties were acquired or in process of acquisition using NSP funds. The average acquisition cost for properties to date is \$9041 and the average appraised value for those properties is \$24,214. The average purchase price discount was 63%. Eight properties were purchased from HUD for \$1 each and 17 tax foreclosed properties were purchased for \$1 each. These purchases helped keep the average acquisition cost low. Purchase price discounts ranged from 3.85% to 100% for individual transactions.

Properties have been purchased from HUD, from the inventory of local tax foreclosed properties and from the REO inventories held by lenders, including Fanie Mae. Most REO properties were purchased using the First Look process through Building Blocks Non-Profit Housing Corporation. The First Look process is not without problems, but it has produced 15 acquisitions. Properties referred through First Look are usually simultaneously listed on the open market, often at different prices. REO purchases attempted on the open market through broker listings were much less successful. A bundle of 6 foreclosed properties was bought directly from Capitol Bancorp, a local community bank.

During the quarter, 13 offers to purchase were executed, 18 requests for historic review were sent to the SHPO and 47 appraisals were requested. SHPO responses were generally received within 1 to 2 weeks. Appraisals were received in 2-6 weeks.

Offers made for lender owned properties listed with brokers on the open market were the most difficult to complete. Sometimes the sellers were completely unresponsive. Full price offers have been rejected.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	20	0/0	0/0	60/70
# of housing units	0	0	21	0/0	0/0	62/70

## Activity Locations

Address	City	State	Zip
1101 Climax	Lansing	NA	48912-
1512 E. Kalamazoo	Lansing	NA	48912-
832 E. Shiawassee	Lansing	NA	48912-
2611 Fielding	Lansing	NA	48911-
4321 Stillwell	Lansing	NA	48911-
912 Dakin	Lansing	NA	48912-
711 N. Pennsylvania	Lansing	NA	48906-
1112 Farrand	Lansing	NA	48906-
1811 W. Main	Lansing	NA	48915-
921 E. Saginaw	Lansing	NA	48906-
1216 W. Ionia	Lansing	NA	48915-
1103 Regent	Lansing	NA	48912-
833 Fayette	Lansing	NA	48910-
1614 Bailey	Lansing	NA	48910-
4000 Stillwell	Lansing	NA	48911-
1037 Greenwood	Lansing	NA	48915-
721 Johnson	Lansing	NA	48906-
3620 Berwick	Lansing	NA	48911-
1216 W. Ottawa	Lansing	NA	48915-
516 W. Grand River	Lansing	NA	48906-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>9</b>
<b>Activity Title:</b>	<b>General Program Administration</b>

**Activity Category:**

Administration

**Project Number:**

9

**Projected Start Date:**

10/01/2008

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/01/2019

**Responsible Organization:**

City of Lansing

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$599,216.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$599,216.00
<b>Program Funds Drawdown</b>	\$27,537.31	\$27,537.31
<b>Obligated CDBG DR Funds</b>	\$599,216.00	\$599,216.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$21,721.97
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

General administrative activities required to implement the NSP grant.

**Location Description:**

N/A

**Activity Progress Narrative:**

Administrative activities during the quarter included bid letting, contract development and execution, refining procedures, processing payments, accounting, tracking activities, establishing spreadsheets and setting up files among other things. Regular weekly project management meetings were held with the Ingham County Land Bank and the City to keep track of work flow and make decisions. A training exercise was conducted for specification writers to align their work process, approach to projects and treatment of elements of rehabilitation. The Land Bank acquired the same community development project management software that is used by the City and the City's standard rehabilitation specifications were loaded into the system. City staff participated in NSP/HOME training offered by the HUD Detroit field office. Administrative expenses were incurred but have not not yet charged to the program.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found  
Total Other Funding Sources

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